



**brinkworth**

# 1 Bayham Street, London NW

Planning Statement // Design & Access Statement // 31st January 2012

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# Introduction & Summary of Proposal.



## Introduction

The information contained within this Design and Access Statement support the planning application for No 1 Bayham Street, Camden, London. This document is to be read in conjunction with the submitted planning drawings.

The present building is used as office space the present owner has approached Brinkworth to assist in seeking planning permission to extend the existing building.

## Summary of Proposal

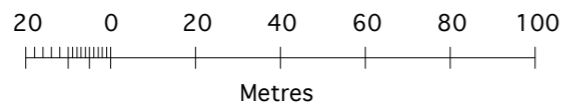
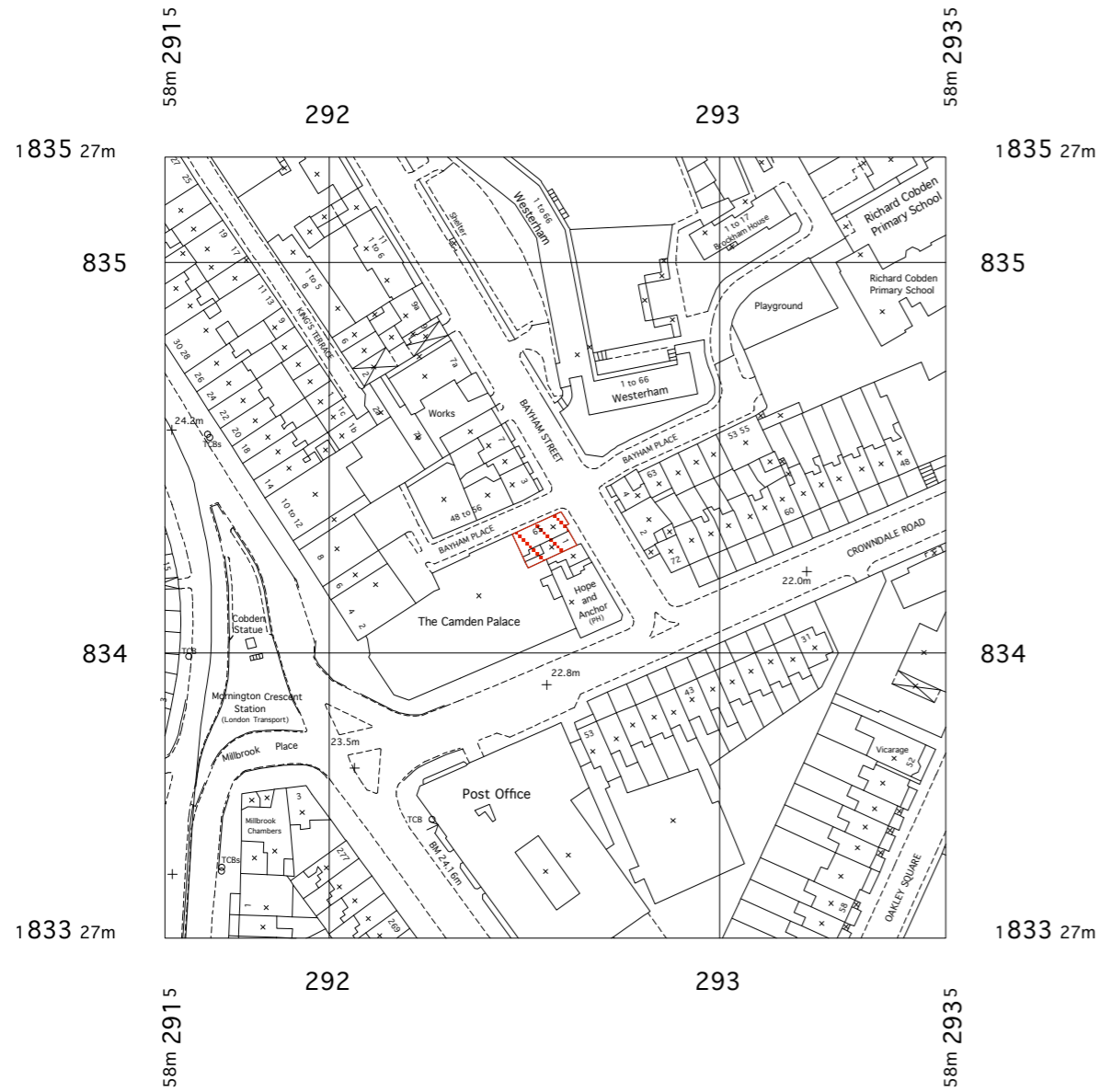
The new proposal seeks to provide an increase in office space, and to allow more storage and flexibility require by a growing business

# Site Location & Photographs

## Location & Existing Condition

Shown outlined in red both on the site location plan and aerial map is No. 1 Bayham Street. The property is located on the corner of Bayham Street and Bayham Place, and is situated in the Regents Canal conservation area.

The property itself consists of two buildings, joined together – one a 4 storey Victorian terrace building, the other a Victorian industrial building. The property is situated on the corner of Bayham Place and Bayham Street.



# Site Location & Photographs

Indicates extend and height of proposal



**Pic. 01**  
Photo of Proposed site from Bayham Street. Red dotted line indicates extent of proposal

# Planning History & Conservation Area

## Adjoining buildings

To the left of the property on Bayham Street, is the public house, The Hope and Anchor.

To the back of the property is the large venue, Koko. So the area is fairly commercial with air conditioning units, and other by-products of commercial buildings.

## Demolition

The proposal entails the proposed demolition of an area of the existing brick of part of the third floor. This is to allow the new extension to be accessed.

Due to this being a small area of demolition a Demolition application is therefore not required.

## Right for light

Due to the small scale of this building and the proposal, compared to the neighbouring buildings - its not foreseen that it will impact negatively on them.

## Conservation Area & Heritage

3 Bayham Street is located in the Regents Canal conservation area. Conserving the important historic and visual interest in a townscape influence by the Regent's Canal, part of the Grand Union Canal.

Due to the building being located within this conservation area, all effects are to be made to ensure that the proposal does not detract from its surroundings. This will be done with selection of correct materials, scale of development and general respect of the surroundings

## Materials

The proposal of extending the third floor will be respectful and harmonious with the existing character of the building, and surrounding buildings. The brick will be sourced from London Stock in order to match to the existing brick as close as possible.

The proposed new dormer will match that which existed on this face, and that which exist on the front facade.

## Scale and Bulk of proposal

The proposed height of the extension will align through with the height of the third floor, There is also no proposed increase of the footprint to the building, rather, extend area of the building upwards to match the height of the third floor. After careful consideration this was considered an appropriate way to increase the office space, without compromising the character of the building.

# Design Statement.

## Design

The proposal for the rear extension will be respectful and harmonious with the existing character of the building and the Victorian Terrace. The brick will be sourced from London stock in order to match to the existing brick as close as possible. The new proposed dormer window, will match that which exists.

The size and proportion of this extensions has been carefully considered so that it does not compromise the proportions of the existing property.

This increase in space will provide more office accommodation for our client. Allowing for more storage and flexibility within the building.

## Impact on Surroundings

The proposed impact on the surroundings will be minimal. This extension is located to the rear of the property and away from the streetscape.

The proposal only seeks to increase the height to match the existing height of the top storey of this building.

Additionally, the scale of the surrounding properties are significantly larger, so this increase of part of the building is negligible

## Materials Palette

The materials to be used, we believe, are respectful to the existing property and the Conservation Area.

The existing brick abutment will be demolished to allow for the new brick extension. The proposed brick will match the existing sourced from London stock.

## Parking & Transport

Parking will remain as per existing and this application does not concern Parking or Transport within the Council's Policy.

## Refuse Collection

This will remain as per existing.

## Sustainability & Environment

The adaption of the building for a use and service in excess of that originally envisaged represents a good use of existing resources.

The internal environment and the need for a warm and comfortable spaces will ensure that the construction is carried out to the highest thermal and acoustic standards and these elements will exceed the current Building Regulation requirements.

Sustainability is high on our agenda. We will be seeking to reach the current Part L regulations for the new build works.

## Consultants

The following consultant's services will be employed throughout the duration of the project:

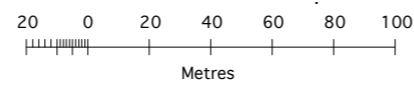
- Structural Engineers for consultation on the Architectural and Structural Design and investigative works for the foundations
- Party Wall consultant
- Tree Surveyor Consultant
- Project Manager
- Appointed Building Control Officer
- Mechanical & Electrical Consultant

# Appendix

List of drawings uploaded to Planning Portal @  
A1 size:

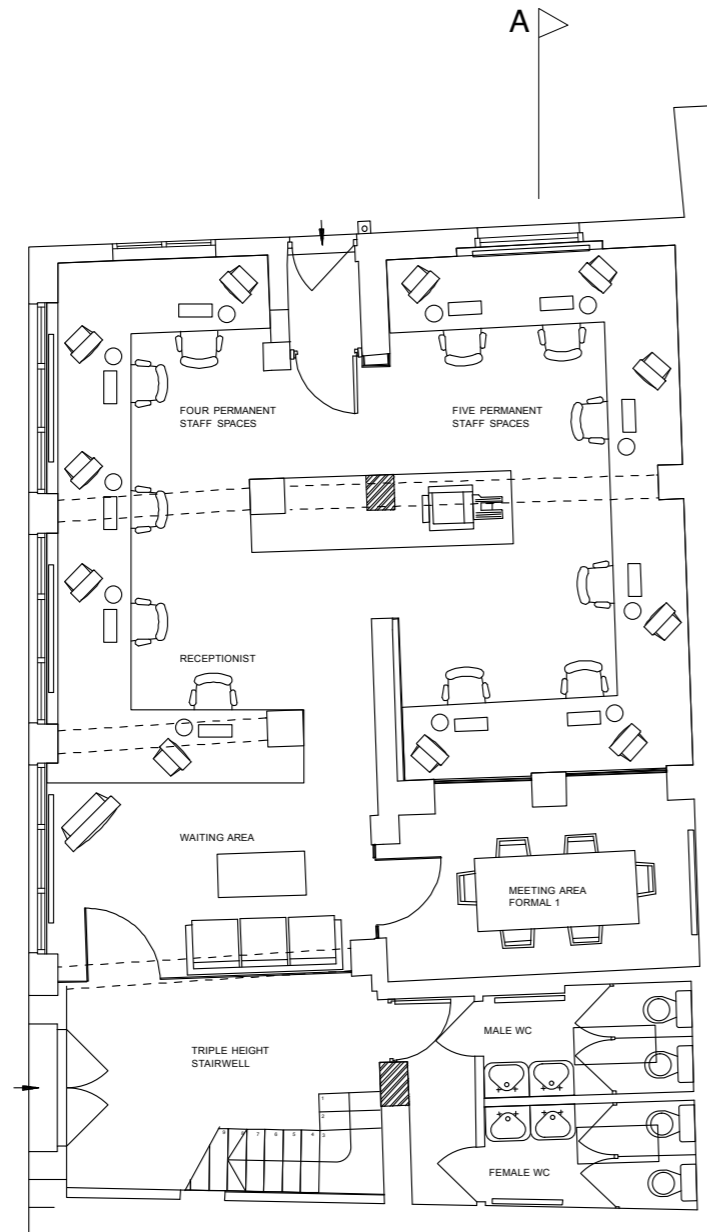
- E100 Site Location Map
- E101/2 Existing Plans
- E102/3/4 Existing Elevations & Sections
- A201/2 Proposed Plans
- A202/3/4 Proposed Elevations & Sections



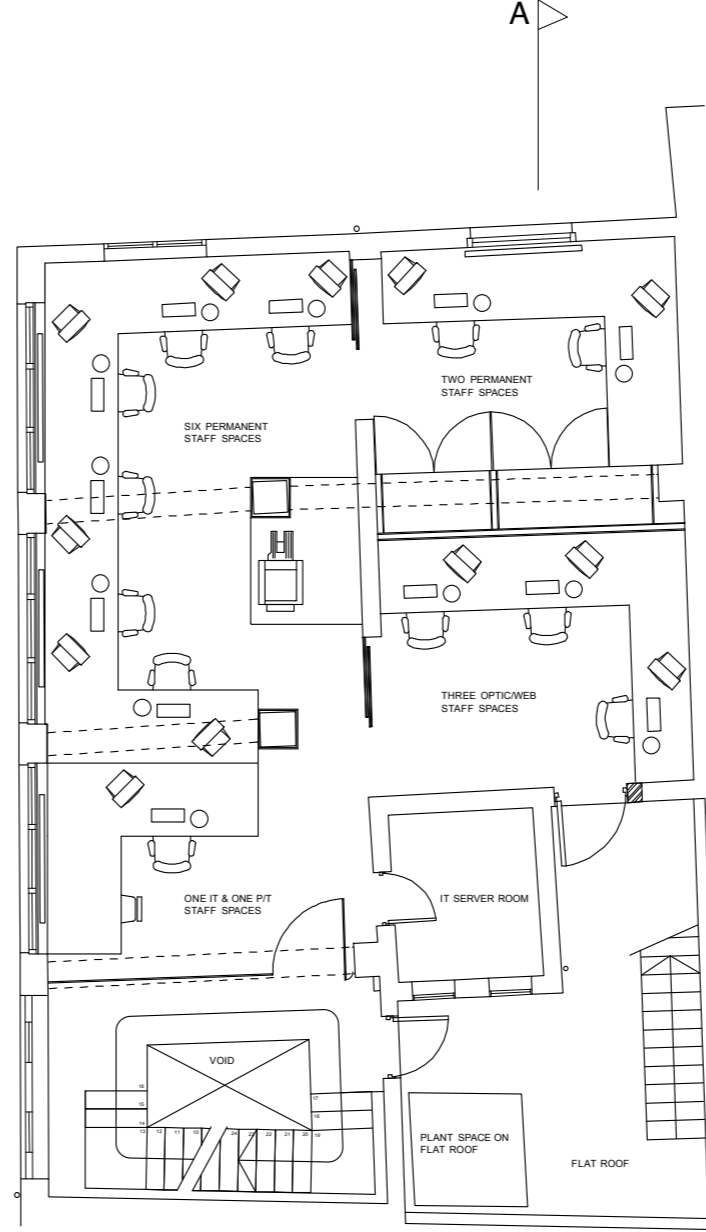


1 E100 OS MAP  
1:1250 @ A1

NO	DATE	DESCRIPTION
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<p><b>DISCLAIMER</b></p> <p>BRINKWORTH ENGINEERING LTD. ACCEPTS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DRAWING. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE CONSEQUENCES OF ANY ACTION TAKEN AS A RESULT OF USING THIS DRAWING. BRINKWORTH ENGINEERING LTD. ACCEPTS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND FOR THE CONSEQUENCES OF ANY ACTION TAKEN AS A RESULT OF USING THIS DRAWING.</p>		
<p><b>brinkworth</b>                  8 ellsworth street london E2 OAX                  t 44(0)20 7913 8341 f 44(0)20 7739 8428</p>		
<p>SITE ADDRESS  <b>1 BAYHAM STREET                  LONDON                  NW1 0ER</b></p>		
<p>JOB NAME  <b>BAYHAM STREET EXTENSION</b></p>		
<p>DRAWING NAME  <b>OS SITE LOCATION MAP</b></p>		
<p>STATUS  <b>PLANNING APPLICATION</b></p>		
DRAWN BY	PF	CHECKED BY
PF	PF	
JOB NO	5XXX	DRAWING NO
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DATE	DEC 11	SCALE
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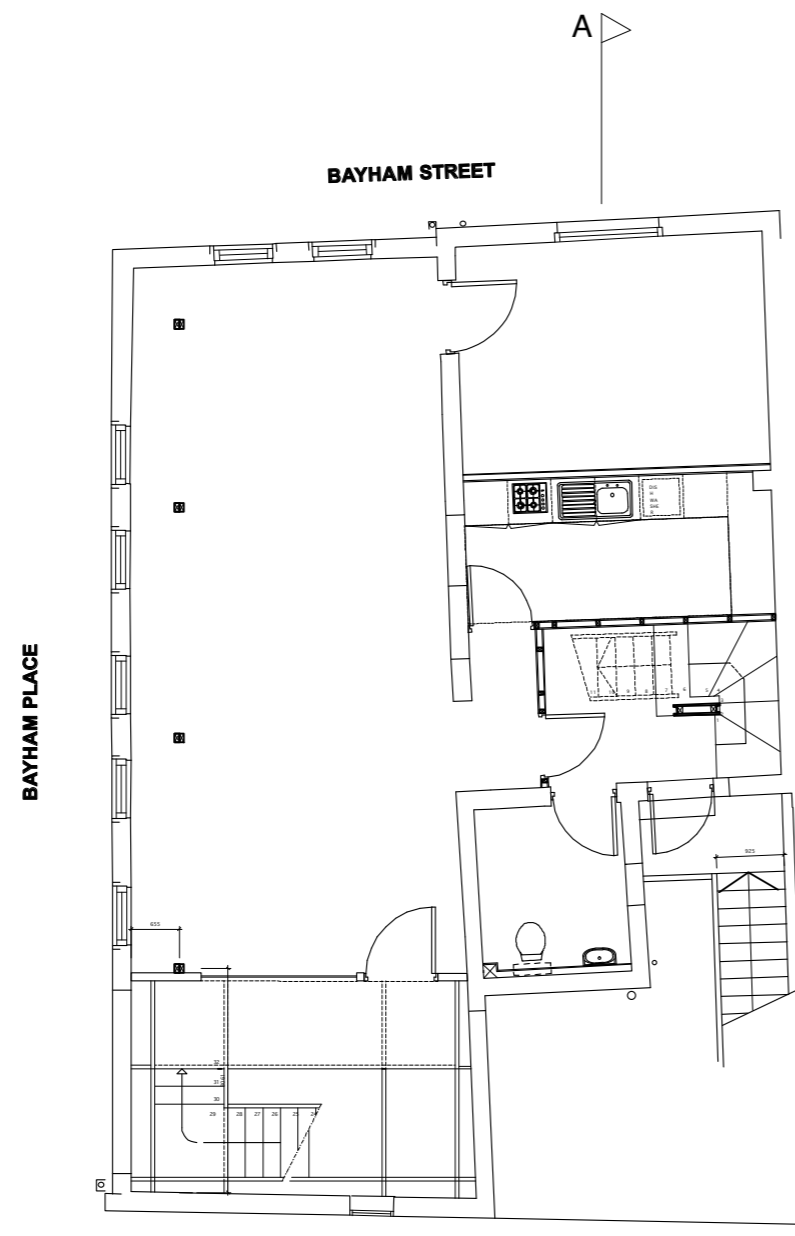
**GROUND FLOOR PLAN**



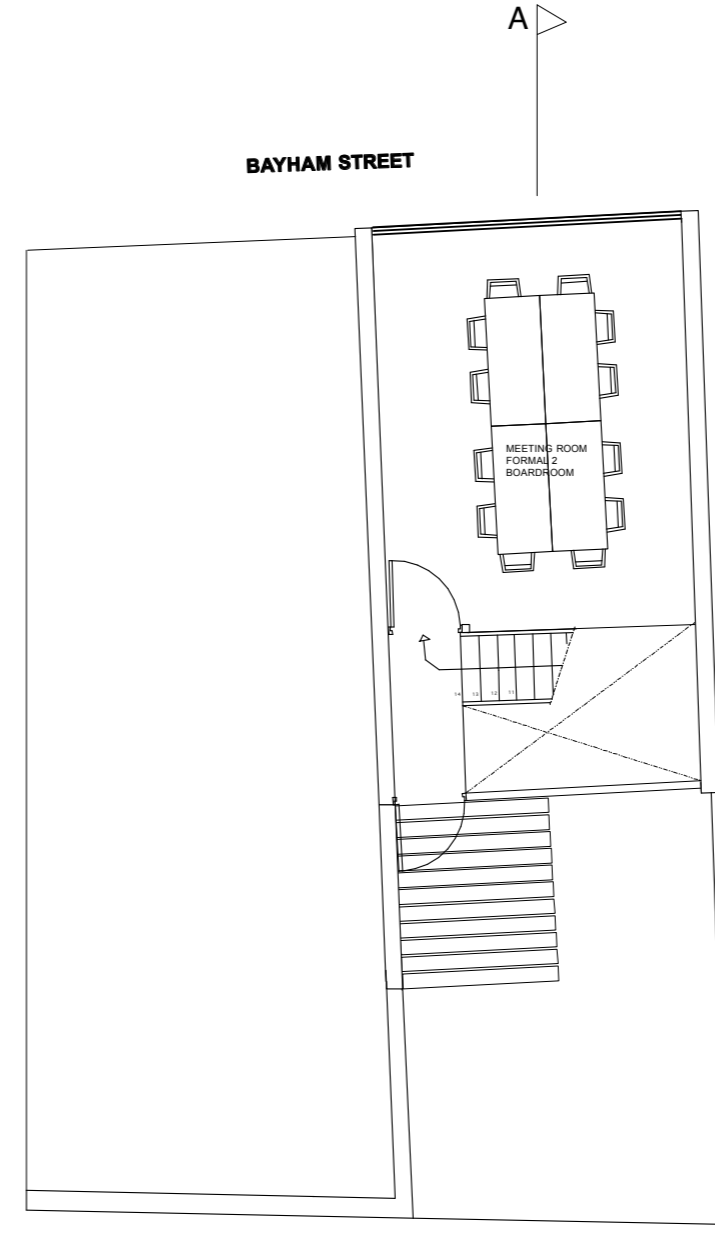
**FIRST FLOOR PLAN**

NOTES:  
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brinkworth design ltd	
6 ellsworth street london e2 0ax	
t 44(0)20 7813 5341 f 44(0)20 7739 8425	
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Job Name: BAYHAM STREET	
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Status: FOR APPROVAL	
Drawn by: JS	Checked by: KB
Job No: 2512	Dwg No: E101
Date: 25-11-11	Scale: 1:100@A3



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**

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City Name: EXISTING SECOND & THIRD FLOOR PLANS	
Status: FOR APPROVAL	
Drawn by: JS	Checked by: KB
Job No: 2512	City No: E102
Date: 25-11-11	Scale: 1:100@A3



21.00m above ordnance datum

## EAST ELEVATION

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6 ellsworth street london e2 6ax  
t 44(0)20 7613 5341 f 44(0)20 7739 8425

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LONDON  
NW1**

Job Name: **BAYHAM STREET**

City Name: **EXISTING ELEVATIONS**

Status: **FOR APPROVAL**

Drawn by: **JS** Checked by: **KB**

Job No: **2512** Draw No: **E103**

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21.00m above ordnance datum

**EAST ELEVATION**

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t 44(0)20 7813 5341 f 44(0)20 7738 8425

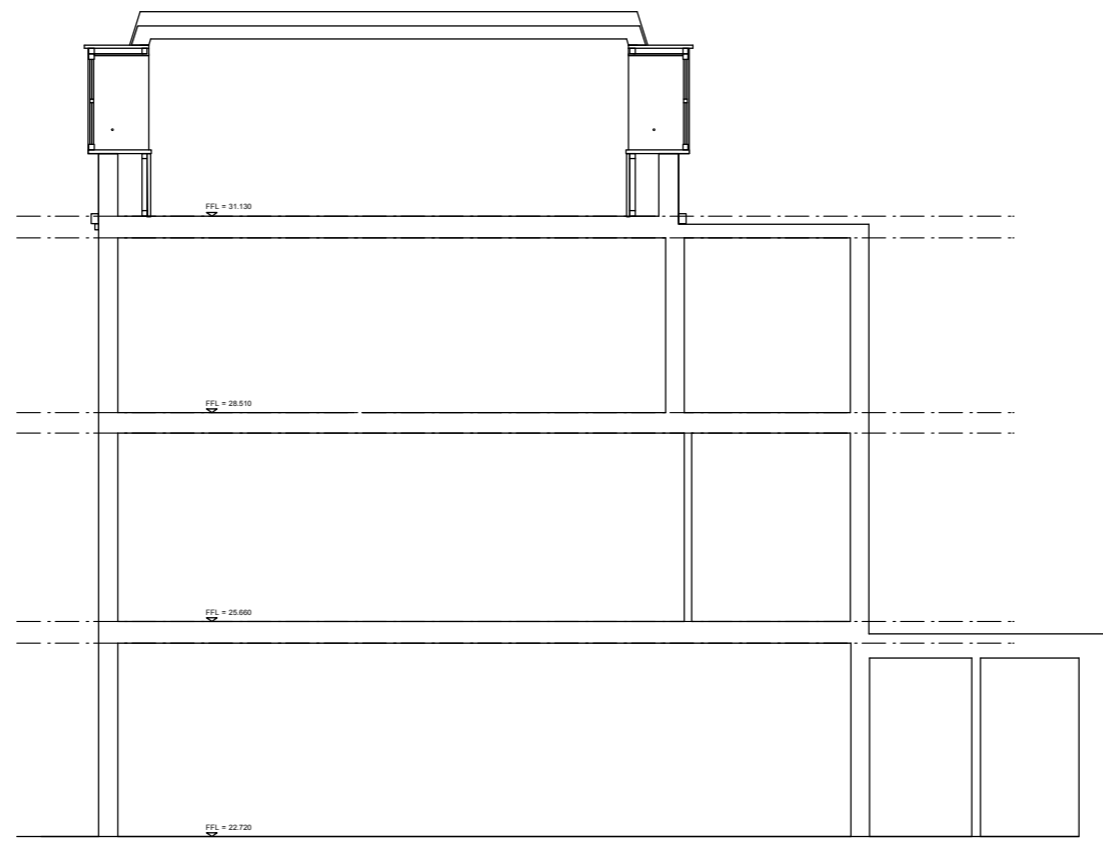
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Draw Name:

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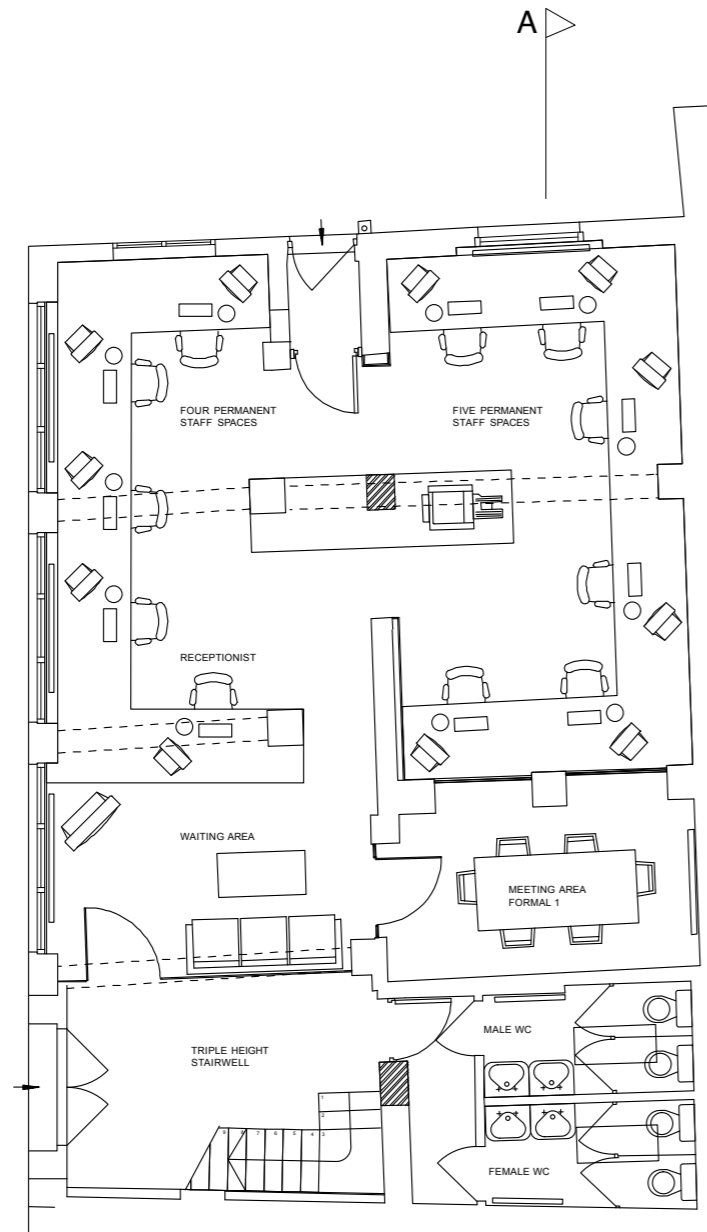
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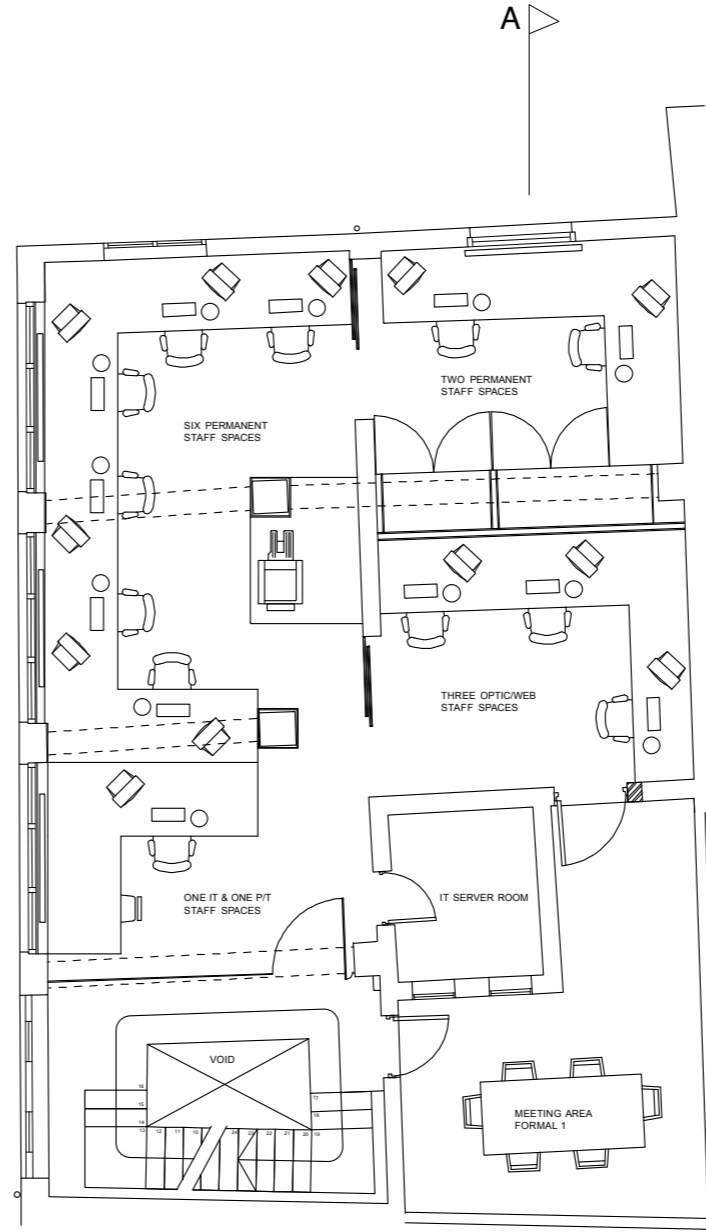
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t 44(0)20 7613 5341 f 44(0)20 7739 8425	
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BAYHAM STREET	
Dwg Name	
EXISTING SECTION AA	
Status	
FOR APPROVAL	
Drawn by	Checked by
JS	KB
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Date	Scale
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**GROUND FLOOR PLAN**

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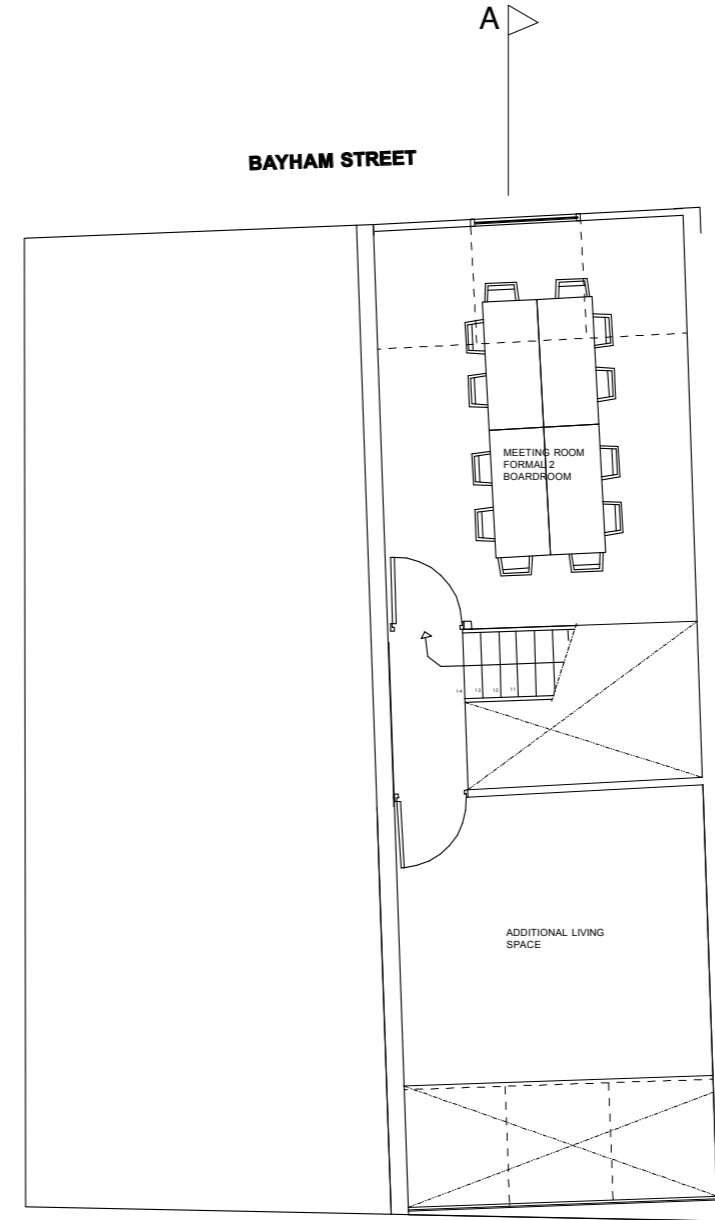
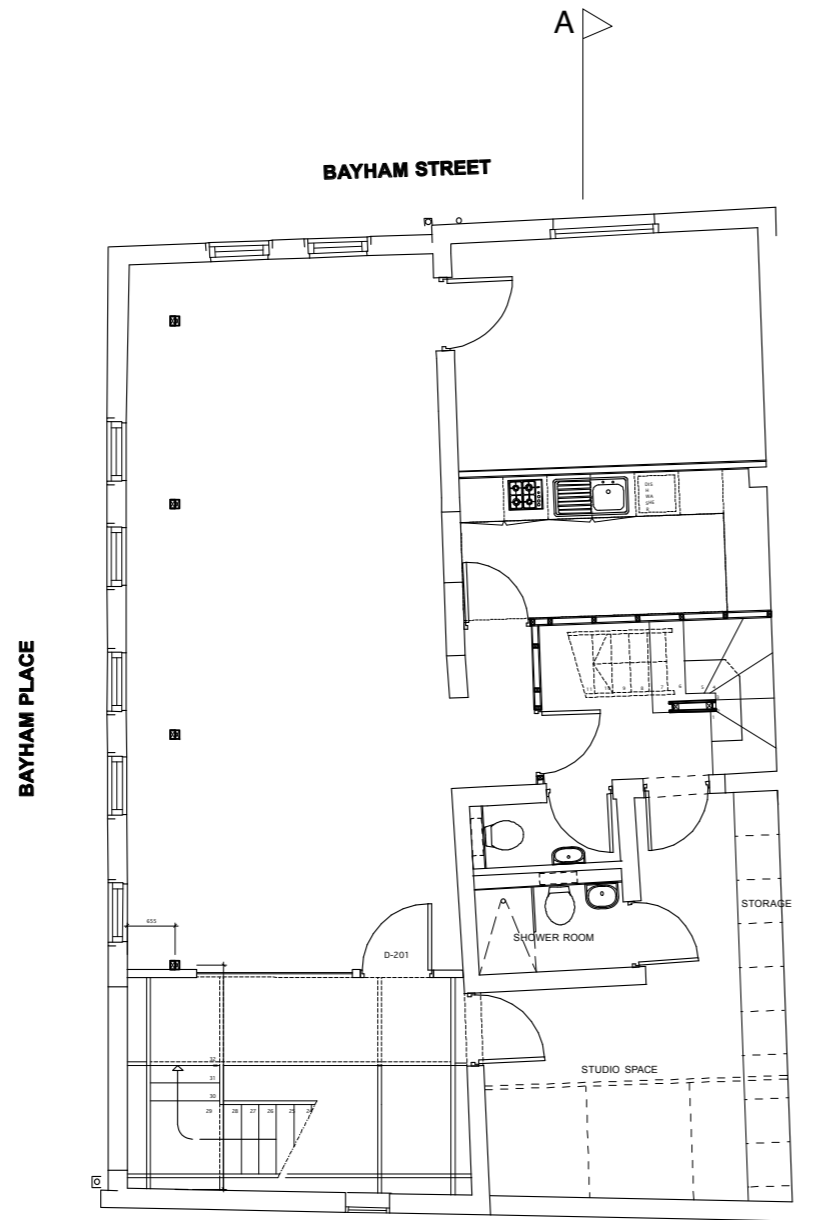


**FIRST FLOOR PLAN**

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brinkworth design ltd	
6 ellsworth street london e2 0ax	
t 44(0)20 7613 5341 f 44(0)20 7739 8425	
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Date: 25-11-11	Scale: 1:100@A3





21.00m above ordnance datum

**EAST ELEVATION**

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6 ellsworth street london e2 0ax  
t 44(0)20 7613 5341 f 44(0)20 7736 8425

Site Address: **1 BAYHAM STREET  
LONDON  
NW1**

Job Name: **DIABOLICAL LIBERTIES**

Draw Name: **ELEVATIONS**

Status: **FOR APPROVAL**

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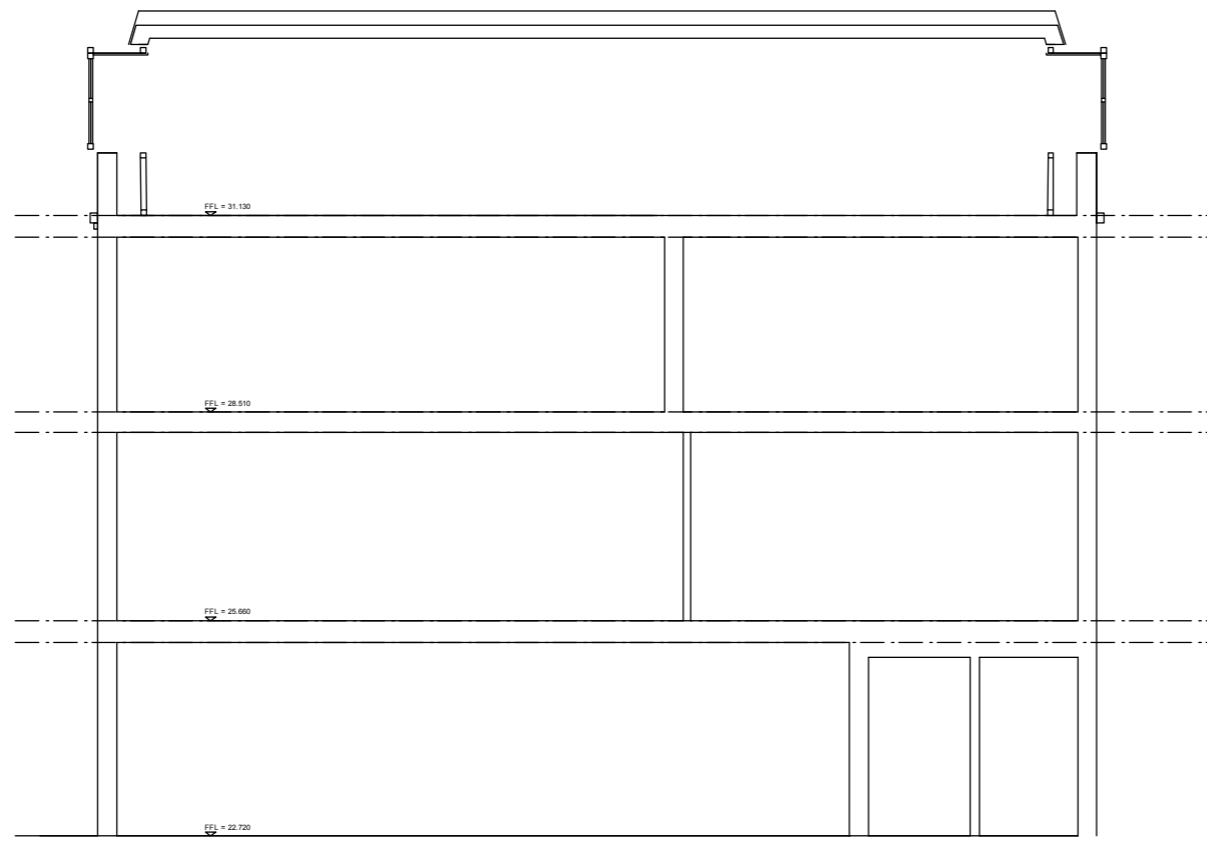


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FOR APPROVAL	
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JS	KB
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Date	Scale
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**SECTION AA**

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6 ellsworth street london e2 0ax	
t 44(0)20 7613 5341 f 44(0)20 7739 8425	
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Dwg Name: SECTIONS AA	
Status: FOR APPROVAL	
Drawn by: JS	Checked by: KB
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